

FREDERICK COUNTY BOARD OF APPEALS MEETING MINUTES FOR Thursday, April 26, 2012.

Alan Duke, Chair, called to order the regular meeting of the Frederick County Board of Appeals ("Board") for Thursday, April 26, 2012 at 7:00 p.m. in the 1st Floor Hearing Room in Winchester Hall. Present were Carole Jaar Sepe, Robert Fenimore, Mike Bowersox and John Capoccia. Also present were Michael Chomel, Senior Assistant County Attorney, and Community Development Division staff Larry Smith, Zoning Administrator, and Craig Terry, Planner.

Official Minutes of the Board of Appeals' meetings are kept on file in the Planning Division.

The Chair stated the rules and procedures for the hearing.

Approval of Minutes

On a motion from Mr. Bowersox, seconded by Mr. Fenimore, the Board approved the minutes of March 22, 2012 (Yea 4, Nay 0, Absent 1)

Cases

The Chair swore in all persons who expected to testify at the meeting.

Mr. Capoccia arrived at 7:08 PM.

B-12-04 Poplar Ridge Subdivision c/o Dan Ryan Builders

An application was filed for a variance of 14.5 feet from the required 15 ft. yard setback in order to place a community identification sign, located on the southwest side of the intersection of Mt. Phillip Road and Maitland Terrace, (Open Space Area F, Tax Map 76, Parcel 192), Zoned Agricultural (A).

Mr. Bowersox made a motion that the property was found to be unique and that the Applicant met criteria set forth in Sections 1-19-3.220, and that the variance request be granted by the Board. The motion was seconded by Mr. Fenimore. The Board voted and approved the application. (Yea 5, Nay 0, Abstain 0)

B-12-05 Carolyn K. MacIntosh.

An application was filed for a special exception to establish an accessory apartment greater than 800 square feet, located on the east side of Park Mills Road, approximately ½ mile north of the Monocacy River, (1235 Park Mills Road, Tax Map 110, Parcel 33), Zoned Agricultural (A).

On a motion from Mr. Bowersox, seconded by Mr. Capoccia, the Board unanimously granted the special exception request on the basis of the Applicant having satisfied the requirements set forth in Sections 1-19-3.210. (Yea 5, Nay 0, Abstain 0)

Closing – The Chair announced that there are no cases in the agenda for May at this time and the next meeting will be held on June 28, 2012.

Being no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Carole Jaar Sepe, Vice Chair
Recording Secretary

_____/s/
Alan Duke, Chair